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**Committee Meeting:** 5/12/2011

**Board Meeting:** 5/12/2011  
Austin, Texas

*Printice L. Gary, Chairman*  
*James D. Dannenbaum, Vice Chairman*  
*Alex M. Cranberg*  
*R. Steven Hicks*  
*Robert L. Stillwell*

	<b>Committee Meeting</b>	<b>Board Meeting</b>	<b>Page</b>
<b>Convene</b>	<i>3:00 p.m.</i> <i>Chairman Gary</i>		
<u>Report</u>			
1. <b>U. T. Permian Basin: Report on Falcon's Nest Addition, Buildings 7-12</b>	<i>3:00 p.m.</i> <b>Report/Discussion</b> <i>Mr. O'Donnell</i>	Not on Agenda	<b>165</b>
<b><u>Additions to the Capital Improvement Program</u></b>			
2. <b>U. T. Austin: FY 11 Fire Life Safety and ITS Renovations - Amendment of the FY 2011-2016 Capital Improvement Program to include project; approval of total project cost; approval of transfer of funds from FY 09 High Priority Fire and Life Safety, FY 10 High Priority Fire and Life Safety Corrections – Phase 2, FY 11 High Priority Fire and Life Safety Corrections – Phase 3, FY 11 LERR Geography Building Fire and Life Safety and Homer Rainey Hall Fire and Life Safety projects; approval of reduction of total project costs for FY 09 High Priority Fire and Life Safety, FY 10 High Priority Fire and Life Safety Corrections – Phase 2, FY 11 High Priority Fire and Life Safety Corrections – Phase 3, FY 11 LERR Geography Building Fire and Life Safety and Homer Rainey Hall Fire and Life Safety projects; and appropriation of funds (Final Board approval)</b>	<i>3:05 p.m.</i> <b>Action</b> <i>Mr. O'Donnell</i>	<b>Action</b>	<b>165</b>
3. <b>U. T. Austin: Geography Building Renovation and Expansion - Amendment of the FY 2011-2016 Capital Improvement Program to include project; approval of total project cost; and appropriation of funds (Final Board approval)</b>	<i>3:10 p.m.</i> <b>Action</b> <i>Mr. O'Donnell</i>	<b>Action</b>	<b>169</b>

4.	<b>U. T. Austin: Recreational Sports Center Renovations - Amendment of the FY 2011-2016 Capital Improvement Program to include project; approval of total project cost; authorization of institutional management; appropriation of funds; and resolution regarding parity debt (Final Board approval)</b>	3:15 p.m. <b>Action</b> <i>Mr. O'Donnell</i>	<b>Action</b>	<b>170</b>
5.	<b>U. T. Health Science Center – Houston: Research Park Complex Parking Lot 2 - Amendment of the FY 2011-2016 Capital Improvement Program to include project; approval of total project cost; authorization of institutional management; appropriation of funds; and resolution regarding parity debt (Final Board approval)</b>	3:20 p.m. <b>Action</b> <i>Mr. O'Donnell</i>	<b>Action</b>	<b>172</b>
 <b><u>Design Development Approval</u></b>				
6.	<b>U. T. Austin: Elementary Charter School Permanent Facility - Amendment of the FY 2011-2016 Capital Improvement Program to reduce the total project cost; approval to revise the funding sources; approval of design development; appropriation of funds and authorization of expenditure; and approval of evaluation of alternative energy economic feasibility (Final Board approval)</b>	3:25 p.m. <b>Action</b> <i>Mr. O'Donnell</i>	<b>Action</b>	<b>174</b>
7.	<b>U. T. Austin: Indoor Tennis Facility at Steiner Ranch - Approval of design development; appropriation of funds and authorization of expenditure; approval of evaluation of alternative energy economic feasibility (Final Board approval)</b>	3:30 p.m. <b>Action</b> <i>Mr. O'Donnell</i>	<b>Action</b>	<b>176</b>
8.	<b>U. T. Dallas: Arts and Technology Complex portion of the Arts and Technology Facility - Approval of design development; appropriation of funds and authorization of expenditure; approval of evaluation of alternative energy economic feasibility; and resolution regarding parity debt (Final Board approval)</b>	3:35 p.m. <b>Action</b> <i>President Daniel</i> <i>Mr. O'Donnell</i>	<b>Action</b>	<b>178</b>
9.	<b>U. T. San Antonio: Student Housing Phase III – Amendment of the FY 2011-2016 Capital Improvement Program to increase the total project cost; approval of transfer of funds from Laurel Village and Chaparral Village at UTSA projects; approval of reduction of total project costs for Laurel Village and Chaparral Village at UTSA projects; approval of design development; appropriation of funds and authorization of expenditure; approval of evaluation of alternative energy economic feasibility; and resolution regarding parity debt (Final Board approval)</b>	3:40 p.m. <b>Action</b> <i>Mr. O'Donnell</i>	<b>Action</b>	<b>181</b>

**Modifications to the Capital Improvement Program**

- |  |  |               |            |
|--|--|---------------|------------|
| 10. U. T. San Antonio: John Peace Library Building Renovations - Amendment of the FY 2011-2016 Capital Improvement Program to increase total project cost and appropriation of additional funds (Final Board approval)   | 3:45 p.m.<br><b>Action</b><br><i>Mr. O'Donnell</i> | <b>Action</b> | <b>186</b> |
| 11. U. T. Medical Branch – Galveston: Ike Recovery Projects - Academic and Business Buildings, Healthcare Buildings, Infrastructure, and Research Buildings - Amendment of the FY 2011-2016 Capital Improvement Program to increase or decrease the total project costs; appropriation of funds and authorization of expenditure; and delegation of authority to the Chancellor to rebalance the funding and project costs within approved total budget (Final Board approval) | 3:50 p.m.<br><b>Action</b><br><i>Mr. O'Donnell</i> | <b>Action</b> | <b>187</b> |
| 12. U. T. M. D. Anderson Cancer Center: Capital Renewal and Replacement (CRR) Renovation Budget FY2008-2009 - Amendment of the FY 2011-2016 Capital Improvement Program to increase the total project cost and appropriation of additional funds (Final Board approval)  | 3:55 p.m.<br><b>Action</b><br><i>Mr. O'Donnell</i> | <b>Action</b> | <b>192</b> |
| <b>Adjourn</b>   | 4:00 p.m.  |               |            |

1. **U. T. Permian Basin: Report on Falcon's Nest Addition, Buildings 7-12**

REPORT

Mr. Michael O'Donnell, Associate Vice Chancellor for Facilities Planning and Construction, will provide an update on the Falcon's Nest Addition, Buildings 7-12 project, including identification of key issues to provide cost savings.

BACKGROUND INFORMATION

On February 18, 2011, the project was included in the Capital Improvement Program (CIP) with a requirement to report at the May 2011 meeting on actual costs savings and determine if the contingency funds are needed.

2. **U. T. Austin: FY 11 Fire Life Safety and ITS Renovations – Amendment of the FY 2011-2016 Capital Improvement Program to include project; approval of total project cost; approval of transfer of funds from FY 09 High Priority Fire and Life Safety, FY 10 High Priority Fire and Life Safety Corrections - Phase 2, FY 11 High Priority Fire and Life Safety Corrections - Phase 3, FY 11 LERR - Geography Building Fire and Life Safety and Homer Rainey Hall Fire and Life Safety projects; approval of reduction of total project costs for FY 09 High Priority Fire and Life Safety, FY 10 High Priority Fire and Life Safety Corrections - Phase 2, FY 11 High Priority Fire and Life Safety Corrections - Phase 3, FY 11 LERR Geography Building Fire and Life Safety and Homer Rainey Hall Fire and Life Safety projects; and appropriation of funds (Final Board approval)**

RECOMMENDATION

The Chancellor concurs with the Executive Vice Chancellor for Academic Affairs, the Executive Vice Chancellor for Business Affairs, and President Powers that the U. T. System Board of Regents amend the FY 2011-2016 Capital Improvement Program (CIP) to include the FY 11 Fire Life Safety and ITS Renovations project at The University of Texas at Austin as set out on the following pages.

**FY 11 Fire Life Safety & Information Technology Services (ITS) Renovations**

**Project No.:** 102-628  
**Project Delivery Method:** Design/Build  
**Substantial Completion Date:** January 2014

<b>Total Project Cost:</b>	<u>Source</u>	<u>Current</u>	<u>Proposed</u>
	Permanent University Fund Bond Proceeds	\$3,300,000	\$ 8,753,428
	Available University Fund		\$ 3,000,000
	Designated Funds		\$ 246,572
			<u>\$12,000,000</u>

**FY 09 High Priority Fire and Life Safety**

**Project No.:** 102-453  
**Institutionally Managed:** Yes  No   
**Project Delivery Method:** Competitive Sealed Proposals  
**Substantial Completion Date:** August 2011

<b>Total Project Cost:</b>	<u>Source</u>	<u>Current</u>	<u>Proposed</u>
	Permanent University Fund Bond Proceeds	\$3,280,000	\$2,606,373

**FY 10 High Priority Fire and Life Safety Corrections – Phase 2**

**Project No.:** 102-499  
**Institutionally Managed:** Yes  No   
**Project Delivery Method:** Competitive Sealed Proposals  
**Substantial Completion Date:** August 2012

<b>Total Project Cost:</b>	<u>Source</u>	<u>Current</u>	<u>Proposed</u>
	Permanent University Fund Bond Proceeds	\$4,800,000	\$3,000,000

**FY 11 High Priority Fire and Life Safety Corrections – Phase 3**

**Project No.:** 102-582  
**Institutionally Managed:** Yes  No   
**Project Delivery Method:** Competitive Sealed Proposals  
**Substantial Completion Date:** August 2013

<b>Total Project Cost:</b>	<u>Source</u>	<u>Current</u>	<u>Proposed</u>
	Permanent University Fund Bond Proceeds	\$4,700,000	\$2,425,199

**FY 11 Library, Equipment,  
Repair and Rehabilitation (LERR) – Geography  
Building Fire and Life Safety  
and Homer Rainey Hall Fire  
and Life Safety**

**Project No.:** 102-593

**Institutionally Managed:** Yes  No

**Project Delivery Method:** Competitive Sealed Proposals

<b>Total Project Cost:</b>	<u>Source</u>	<u>Current</u>	<u>Proposed</u>
	Permanent University Fund Bond Proceeds	\$705,000	\$0

- a. approve a total project cost of \$12,000,000 with funding of \$8,753,428 from Permanent University Fund (PUF) Bond Proceeds, \$3,000,000 from Available University Funds and \$246,572 from Designated Funds

**FY 09 High Priority Fire and Life Safety project**

- b. approve the transfer of funding of \$673,627 from Permanent University Fund Bond Proceeds from the FY 09 High Priority Fire and Life Safety project;
- c. reduce the total project cost for the FY 09 High Priority Fire and Life Safety project from \$3,280,000 to \$2,606,373;

**FY 10 High Priority Fire and Life Safety Corrections - Phase 2 project**

- d. approve the transfer of funding of \$1,800,000 from Permanent University Fund Bond Proceeds from the FY 10 High Priority Fire and Life Safety Corrections - Phase 2 project;
- e. reduce the total project cost for the FY 10 High Priority Fire and Life Safety Corrections - Phase 2 project from \$4,800,000 to \$3,000,000;

**FY 11 High Priority Fire and Life Safety Corrections - Phase 3 project**

- f. approve the transfer of funding of \$2,274,801 from Permanent University Fund Bond Proceeds from the FY 11 High Priority Fire and Life Safety Corrections - Phase 3 project;
- g. reduce the total project cost for the FY 11 High Priority Fire and Life Safety Corrections - Phase 3 project from \$4,700,000 to \$2,425,199;

FY 11 LERR Geography Building Fire and Life Safety and Homer Rainey Hall Fire and Life Safety project

- h. approve the transfer of funding of \$705,000 from Permanent University Fund Bond Proceeds from the FY 11 LERR Geography Building Fire and Life Safety and Homer Rainey Hall Fire and Life Safety project;
- i. reduce the total project cost for the FY 11 LERR Geography Building Fire and Life Safety and Homer Rainey Hall Fire and Life Safety project from \$705,000 to \$0; and
- j. appropriate funds.

BACKGROUND INFORMATION

Previous Board Actions

**FY 11 Fire and Life Safety Projects for U. T. Austin** - On August 12, 2010, the Board approved the allocation of \$3,300,000 from PUF Bond Proceeds for Fiscal Year 2011 for the project.

**FY 09 High Priority Fire and Life Safety Project** - On August 14, 2008, the Board approved the allocation of \$4,800,000 from Permanent University Fund (PUF) Bond Proceeds for the project. On February 12, 2009, the Board approved the decrease in total project cost to \$3,105,000. On May 14, 2009, President Powers approved the return of \$175,000 in PUF Bond Proceeds to increase total project cost to \$3,280,000.

**FY 10 High Priority Fire and Life Safety Corrections - Phase 2** - On August 14, 2008, the Board approved the allocation of \$4,800,000 from PUF Bond Proceeds for Fiscal Year 2010 for the project. On August 19, 2009, the Board approved the project and appropriated funds.

**FY 11 High Priority Fire and Life Safety Corrections - Phase 3** - On August 12, 2010, the Board approved the allocation of \$4,700,000 from PUF Bond Proceeds for the project.

**FY 11 LERR** - On August 12, 2010, the Board approved the allocation of PUF Bond Proceeds for the Geography Building Fire and Life Safety project in the amount of \$205,000 and the Homer Rainey Hall Fire and Life Safety project in the amount of \$500,000 as part of the FY 2011 LERR Budget.

## Project Description

The project will install fire sprinkler systems in four facilities: the Main Building, Parlin Hall, Calhoun Hall, and Rainey Hall. The fire sprinkler system installation will entail ancillary work such as minor hazardous material abatement, new acoustic ceilings, and in some cases, the replacement of the existing heating, ventilation, and air conditioning (HVAC) ceiling grilles, and overhead lights. Additional work in the Main Building will consist of upgrading a nonfunctional pressurization system in two stairways as well as renovation of telecommunication spaces, pathways, and cabling to meet modern standards.

The project combines previously allocated funding from several fire and life safety projects to increase the efficiency of the projects and reduce inconvenience to existing building occupants. It will consolidate construction durations and result in better planning and coordination of activities across four buildings.

This proposed repair and rehabilitation project has been approved by U. T. System staff and meets the criteria for inclusion in the CIP. Design development plans and authorization of expenditure of funding will be approved by the Chancellor at a later date.

3. **U. T. Austin: Geography Building Renovation and Expansion - Amendment of the FY 2011-2016 Capital Improvement Program to include project; approval of total project cost; and appropriation of funds (Final Board approval)**

## RECOMMENDATION

The Chancellor concurs with the Executive Vice Chancellor for Academic Affairs, the Executive Vice Chancellor for Business Affairs, and President Powers that the U. T. System Board of Regents amend the FY 2011-2016 Capital Improvement Program (CIP) to include the Geography Building Renovation and Expansion project at The University of Texas at Austin as follows:

<b>Project No.:</b>	102-630	
<b>Project Delivery Method:</b>	Construction Manager-at-Risk	
<b>Substantial Completion Date:</b>	June 2014	
<b>Total Project Cost:</b>	<u>Source</u> Unexpended Plant Funds	<u>Proposed</u> \$11,500,000

- a. approve a total project cost of \$11,500,000 with funding from Unexpended Plant Funds; and
- b. appropriate funds.



## BACKGROUND INFORMATION

### Project Description

In 2010, U. T. Austin prepared a project definition study for renovation and expansion of the Geography Building. As identified by the goals of the study, the project will increase programmable space and efficiencies of the building, upgrade the mechanical, electrical, and plumbing systems to meet current accessibility, egress and code requirements, create better internal circulation, and improve exterior entries to extend the useful life of the building for another 25 years. The project will increase the net square footage by approximately 5,000 square feet and provide approximately 19,500 net assignable square feet of space for certain Liberal Arts centers.

This proposed repair and rehabilitation project has been approved by U. T. System staff and meets the criteria for inclusion in the CIP. Design development plans and authorization of expenditure of funding will be approved by the Chancellor at a later date.

4. **U. T. Austin: Recreational Sports Center Renovations - Amendment of the FY 2011-2016 Capital Improvement Program to include project; approval of total project cost; authorization of institutional management; appropriation of funds; and resolution regarding parity debt (Final Board approval)**

## RECOMMENDATION

The Chancellor concurs with the Executive Vice Chancellor for Academic Affairs, the Executive Vice Chancellor for Business Affairs, and President Powers that the U. T. System Board of Regents amend the FY 2011-2016 Capital Improvement Program (CIP) to include the Recreational Sports Center Renovations project at The University of Texas at Austin as follows:

<b>Project No.:</b>	102-629				
<b>Institutionally Managed:</b>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>				
<b>Project Delivery Method:</b>	Competitive Sealed Proposals				
<b>Substantial Completion Date:</b>	December 2013				
<b>Total Project Cost:</b>	<table><tr><td><u>Source</u></td><td><u>Proposed</u></td></tr><tr><td>Revenue Financing System Bond Proceeds</td><td>\$ 2,000,000</td></tr></table>	<u>Source</u>	<u>Proposed</u>	Revenue Financing System Bond Proceeds	\$ 2,000,000
<u>Source</u>	<u>Proposed</u>				
Revenue Financing System Bond Proceeds	\$ 2,000,000				

- a. approve a total project cost of \$2,000,000 with funding from Revenue Financing System Bond Proceeds;
- b. authorize U. T. Austin to manage the total project budgets, appoint architects, approve facility programs, prepare final plans, and award contracts;

- c. appropriate funds; and
- d. resolve in accordance with Section 5 of the Amended and Restated Master Resolution Establishing The University of Texas System Revenue Financing System that
  - parity debt shall be issued to pay the project's cost, including any costs prior to the issuance of such parity debt;
  - sufficient funds will be available to meet the financial obligations of the U. T. System, including sufficient Pledged Revenues as defined in the Master Resolution to satisfy the Annual Debt Service Requirements of the Financing System, and to meet all financial obligations of the U. T. System Board of Regents relating to the Financing System; and
  - U. T. Austin, which is a "Member" as such term is used in the Master Resolution, possesses the financial capacity to satisfy its direct obligation as defined in the Master Resolution relating to the issuance by the U. T. System Board of Regents of tax-exempt parity debt in the aggregate amount of \$2,000,000.

## BACKGROUND INFORMATION

### Debt Service

The \$2,000,000 in Revenue Financing System debt will be repaid from the Recreational Sports Fee. Annual debt service on the \$2,000,000 Revenue Financing System debt is expected to be \$150,000. The institution's debt service coverage is expected to be at least 1.7 times and average 2.0 times over FY 2011-2016.

### Project Description

The project will renovate the heavily used Recreational Sports Center (RSC) that opened in 1990. The need for these infrastructure improvements was validated through two independent conditioning assessment studies conducted in 2010. The proposed project will make necessary improvements to both interior and exterior elements by repairing and/or replacing aging mechanical systems including air handling units, plumbing systems and fixtures, roof and waterproofing systems, electrical systems, sound and other audiovisual systems, and life safety systems.

Improvements to the approximately 119,000 gross square foot multiuse facility will increase the service-life while maintaining recreational activities and academic classes

that help to promote wellness, enhance community, and improve the quality of campus life. These recommended infrastructure and systems upgrades will also help to reduce unnecessary operational costs, thereby reducing the RSC's ecological footprint.

This proposed repair and rehabilitation project has been approved by U. T. System staff and meets the criteria for inclusion in the CIP. Design development plans and authorization of expenditure of funding will be approved by the President at a later date. It has been determined that this project would best be managed by the U. T. Austin Facility Management personnel who have the experience and capability to manage all aspects of the work.

**5. U. T. Health Science Center – Houston: Research Park Complex Parking Lot 2 - Amendment of the FY 2011-2016 Capital Improvement Program to include project; approval of total project cost; authorization of institutional management; appropriation of funds; and resolution regarding parity debt (Final Board approval)**

**RECOMMENDATION**

The Chancellor concurs with the Executive Vice Chancellor for Health Affairs, the Executive Vice Chancellor for Business Affairs, and Interim President Colasurdo that the U. T. System Board of Regents amend the FY 2011-2016 Capital Improvement Program (CIP) to include the Research Park Complex Parking Lot 2 project at The University of Texas Health Science Center at Houston as follows:

**Project No.:** 701-632

**Institutionally Managed:** Yes  No

**Project Delivery Method:** Competitive Sealed Proposals

**Substantial Completion Date:** May 2012

<b>Total Project Cost:</b>	<u>Source</u>	<u>Proposed</u>
	Revenue Financing System Bond Proceeds	\$ 2,500,000

- a. approve a total project cost of \$2,500,000 with funding from Revenue Financing System Bond Proceeds;
- b. authorize U. T. Health Science Center – Houston to manage the total project budgets, appoint architects, approve facility programs, prepare final plans, and award contracts;
- c. appropriate funds; and

- d. resolve in accordance with Section 5 of the Amended and Restated Master Resolution Establishing The University of Texas System Revenue Financing System that
- parity debt shall be issued to pay the project's cost, including any costs prior to the issuance of such parity debt;
  - sufficient funds will be available to meet the financial obligations of the U. T. System, including sufficient Pledged Revenues as defined in the Master Resolution to satisfy the Annual Debt Service Requirements of the Financing System, and to meet all financial obligations of the U. T. System Board of Regents relating to the Financing System; and
  - U. T. Health Science Center – Houston, which is a "Member" as such term is used in the Master Resolution, possesses the financial capacity to satisfy its direct obligation as defined in the Master Resolution relating to the issuance by the U. T. System Board of Regents of tax-exempt parity debt in the aggregate amount of \$2,500,000.

### BACKGROUND INFORMATION

#### Debt Service

The \$2,500,000 in Revenue Financing System debt will be repaid from parking revenue from contract and visitor parking. Annual debt service on the \$2,500,000 Revenue Financing System debt is expected to be \$209,000. The institution's debt service coverage is expected to be at least 2.7 times and average 2.8 times over FY 2011-2016.

#### Project Description

The project will provide 360 parking spaces to support the opening of the Dental Branch Replacement Building. The parking lot will be approximately 126,000 gross square feet and constructed of concrete for a cost of \$19.84 per square foot. The project will include appropriate lighting, landscaping, and security measures.

This proposed repair and rehabilitation project has been approved by U. T. System staff and meets the criteria for inclusion in the CIP. Design development plans and authorization of expenditure of funding will be approved by the President at a later date. It has been determined that this project would best be managed by the U. T. Health Science Center – Houston Facility Management personnel who have the experience and capability to manage all aspects of the work.

**6. U. T. Austin: Elementary Charter School Permanent Facility - Amendment of the FY 2011-2016 Capital Improvement Program to reduce the total project cost; approval to revise the funding sources; approval of design development; appropriation of funds and authorization of expenditure; and approval of evaluation of alternative energy economic feasibility (Final Board approval)**

**RECOMMENDATION**

The Chancellor concurs with the Executive Vice Chancellor for Academic Affairs, the Executive Vice Chancellor for Business Affairs, and President Powers that the U. T. System Board of Regents approve the recommendations for the Elementary Charter School Permanent Facility project at The University of Texas at Austin as follows:

<b>Project No.:</b>	102-220		
<b>Institutionally Managed:</b>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
<b>Project Delivery Method:</b>	Design/Build		
<b>Substantial Completion Date:</b>	January 2012		
<b>Total Project Cost:</b>	<u>Source</u>	<u>Current</u>	<u>Proposed</u>
	Gifts	\$19,000,000	\$3,925,000
	Unexpended Plant Funds		<u>\$2,075,000</u>
			\$6,000,000

- Investment Metrics:** By 2013
- Maintain “Exemplary” status and expand the number of students who achieve “Commended” recognition by 3% per year on each of four standard tests
  - Create a minimum of one community partnership
  - Market best-practice resources for educators

- a. amend the FY 2011-2016 Capital Improvement Program (CIP) to reduce the total project cost from \$19,000,000 to \$6,000,000;
- b. revise the funding sources from \$19,000,000 from Gifts to \$3,925,000 from Gifts and \$2,075,000 from Unexpended Plant Funds;
- c. approve design development plans;
- d. appropriate funds and authorize expenditure of funds; and
- e. approve the evaluation of alternative energy economic feasibility.

## BACKGROUND INFORMATION

### Previous Board Action

On February 10, 2005, the project was included in the CIP with a total project cost of \$4,500,000 with funding from Gifts. On August 23, 2007, the total project cost was increased to \$19,000,000 with the approval of the 2008-2013 CIP. On February 22, 2011, institutional management was approved by the Associate Vice Chancellor for Facilities Planning and Construction.

### Project Description

The project will address the need for a permanent facility at the U. T. Elementary Charter School. The project will include a cafeteria and teaching kitchen, gymnasium, library, and various support and outdoor teaching areas. The 13,600 gross square foot facility is designed to be cost and space efficient utilizing multifunctional grade school design and construction standards. The design will allow for planned future phases including an administration and classroom wing. In addition, it is the desire of the University for this project to adhere to the City of Austin's Green Building Program guidelines.

The original concept for a complete, operational, and self-sustaining new elementary school was beyond budget limitations. The scope of this project has been reduced to the core phase module. Future year's phases would expand the facility to a fully functional permanent school as funding becomes available.

The gift funding authorized for expenditure is fully collected or committed at this time, and the institution possesses sufficient local funds to cover any shortfall.

### Basis of Design

The planned building life expectancy includes the following elements:

- Enclosure: 50 years
- Building Systems: 25 years
- Interior Construction: 10 years

The facility will be a pre-engineered structure with an exterior appearance and finish consistent with other neighborhood buildings and the Master Plan for this remote campus. The mechanical and electrical building systems are designed consistent with cost-effective building concepts. The interior appearance and finish are consistent with regional elementary schools.

*Texas Government Code* Section 2166.403 requires the governing body of a State agency to verify in an open meeting the economic feasibility of incorporating alternative energy devices into a new State building or an addition to an existing building. Therefore, the Project Architect prepared a renewable energy evaluation for this project in accordance with the Energy Conservation Design Standards for New State Buildings. This evaluation determined that alternative energy devices such as solar, wind, biomass, or photovoltaic energy are not economically feasible for the project.

**7. U. T. Austin: Indoor Tennis Facility at Steiner Ranch - Approval of design development; appropriation of funds and authorization of expenditure; approval of evaluation of alternative energy economic feasibility (Final Board approval)**

**RECOMMENDATION**

The Chancellor concurs with the Executive Vice Chancellor for Academic Affairs, the Executive Vice Chancellor for Business Affairs, and President Powers that the U. T. System Board of Regents approve the recommendations for the Indoor Tennis Facility at Steiner Ranch project at The University of Texas at Austin as follows:

<b>Project No.:</b>	102-371	
<b>Project Delivery Method:</b>	Construction Manager-at-Risk	
<b>Substantial Completion Date:</b>	April 2012	
<b>Total Project Cost:</b>	<u>Source</u> Gifts	<u>Current</u> \$ 8,000,000
<b>Investment Metrics:</b>	<u>By 2012</u>	
	<ul style="list-style-type: none"> <li>• Provide year round up-to-date training and practice facility while enhancing position of Men’s and Women’s Athletics as top in the country</li> <li>• Provide a safe and controlled environment for young tennis athletes to attend sports camp thereby enhancing the positive view of the collegiate experience at The University of Texas</li> </ul>	

- a. approve design development plans;
- b. appropriate funds and authorize expenditure of \$8,000,000 with funding from Gifts; and
- c. approve the evaluation of alternative energy economic feasibility.

## BACKGROUND INFORMATION

### Previous Board Action

On November 9, 2007, the project was included in the Capital Improvement Program as the Indoor Tennis Facility at Whitaker Fields with a total project cost of \$8,000,000 with funding from Gifts. On November 29, 2010, the Associate Vice Chancellor for Facilities Planning and Construction approved the nonhonorific renaming to Indoor Tennis Facility at Steiner Ranch. On February 18, 2011, the Board approved the purchase of approximately 3.78 unimproved acres for use as the site of an indoor and outdoor tennis facility.

### Project Description

The project involves the design and construction of six indoor tennis courts, housed in a pre-engineered structure with minimal interior finishes and standing seam metal roof, four outdoor tennis courts, and support facilities totaling approximately 50,000 gross square feet. The project will involve offsite infrastructure work including utilities and roadways as necessary to support the project. The building will be used as a training facility for the U. T. Austin Men's and Women's Tennis Teams and will be located at Steiner Ranch adjacent to The University of Texas Golf Club.

The gift funding authorized for expenditure is fully collected or committed at this time, and the institution possesses sufficient local funds to cover any shortfall.

### Basis of Design

The planned building life expectancy includes the following elements:

- Enclosure: 20 years
- Building Systems: 15 years
- Interior Construction: 20 years

The exterior appearance and finishes are consistent with existing nearby U. T. Golf Club facilities and residential buildings.

*Texas Government Code* Section 2166.403 requires the governing body of a State agency to verify in an open meeting the economic feasibility of incorporating alternative energy devices into a new State building or an addition to an existing building. Therefore, the Project Architect prepared a renewable energy evaluation for this project in accordance with the Energy Conservation Design Standards for New State Buildings. This evaluation determined that alternative energy devices such as solar, wind, biomass, or photovoltaic energy are not economically feasible for the project.



**8. U. T. Dallas: Arts and Technology Complex portion of the Arts and Technology Facility - Approval of design development; appropriation of funds and authorization of expenditure; approval of evaluation of alternative energy economic feasibility; and resolution regarding parity debt (Final Board approval)**

**RECOMMENDATION**

The Chancellor concurs with the Executive Vice Chancellor for Academic Affairs, the Executive Vice Chancellor for Business Affairs, and President Daniel that the U. T. System Board of Regents approve the recommendations for the Arts and Technology Complex portion of the Arts and Technology Facility project at The University of Texas at Dallas as follows:

<b>Project No.:</b>	302-392A	
<b>Project Delivery Method:</b>	Construction Manager-at-Risk	
<b>Substantial Completion Date:</b>	December 2012	
<b>Total Project Cost for the Arts and Technology Facility:</b>	<u>Source</u>	<u>Current</u>
	Permanent University Fund Bond Proceeds	\$47,500,000
	Revenue Financing System Bond Proceeds	<u>\$32,800,000</u>
		\$80,300,000
<b>Total Project Cost for the Arts and Technology Complex portion of the project:</b>	<u>Source</u>	<u>Current</u>
	Permanent University Fund Bond Proceeds	\$35,000,000
	Revenue Financing System Bond Proceeds	<u>\$25,500,000</u>
		\$60,500,000
<b>Investment Metrics:</b>	<u>By 2017:</u>	
	<ul style="list-style-type: none"> <li>• Add 5,000 full-time equivalent (FTE) students</li> <li>• Increase number of tenure-track faculty to a total of 610</li> <li>• Receive over \$100 million per year in research expenditures</li> </ul>	

- a. approve design development plans for the Arts and Technology Complex portion of the project;
- b. appropriate funds and authorize expenditure of \$35,000,000 from Permanent University Fund Bond Proceeds and \$25,500,000 from Revenue Financing System Bond Proceeds;
- c. approve the evaluation of alternative energy economic feasibility; and
- d. resolve in accordance with Section 5 of the Amended and Restated Master Resolution Establishing The University of Texas System Revenue Financing System that
  - parity debt shall be issued to pay the project's cost, including any costs prior to the issuance of such parity debt;

- sufficient funds will be available to meet the financial obligations of the U. T. System, including sufficient Pledged Revenues as defined in the Master Resolution to satisfy the Annual Debt Service Requirements of the Financing System, and to meet all financial obligations of the U. T. System Board of Regents relating to the Financing System; and
- U. T. Dallas, which is a "Member" as such term is used in the Master Resolution, possesses the financial capacity to satisfy its direct obligation as defined in the Master Resolution relating to the issuance by the U. T. System Board of Regents of tax-exempt parity debt in the aggregate amount of \$25,500,000.

## BACKGROUND INFORMATION

### Debt Service

The \$25,500,000 in Revenue Financing System debt will be repaid from institutional funds. Annual debt service on the \$25,500,000 Revenue Financing System debt is expected to be approximately \$1,900,000. The institution's debt service coverage is expected to be at least 2.0 times and average 2.4 times over FY 2011-2016.

### Previous Board Actions

On August 23, 2007, the Board approved the allocation of \$45,000,000 from Permanent University Fund (PUF) Bond Proceeds for the Arts and Technology Facility. On February 7, 2008, the project was included in the Capital Improvement Program (CIP) with a total project cost of \$81,000,000 with funding of \$45,000,000 from PUF and \$36,000,000 from Revenue Financing System (RFS) Bond Proceeds. On March 30, 2010, the Chancellor approved reducing the total project cost to \$80,300,000 with funding of \$45,000,000 from PUF and \$35,300,000 from RFS. On May 13, 2010, the Board approved design development of the Utility Infrastructure Improvements portion of the project. On December 10, 2010, the Chancellor approved revising the total project funding to \$32,800,000 from RFS and \$47,500,000 from PUF.

### Project Description

The complex of shared program space will facilitate the convergence of engineering and technology with arts and humanities creatively integrating the arts with computer science, engineering, and multimedia communications programs into the 157,920 gross square foot building. The spaces in the proposed building include assembly/gathering spaces, including a 1,200 seat lecture hall, conference rooms, faculty offices, exhibition spaces, visualization rooms, computer labs, optical motion capture lab, acoustic and sound research labs, and visual arts studios for painting, photography, print making and sculpture. Curriculum areas include computer game and simulation design, animation

and scientific visualization, mobile interactive communications design and development, digital sound design, the use of and the design of blended and online teaching and learning tools, and the visual arts programs. Blended and online learning is at the heart of the Arts and Technology and Visual Arts instructional program.

The project will join science with humanities, creativity with technology, theory with practice, and learning with research. The building is functionally supportive of the program elements of both the Arts and Technology and Visual Arts programs, taking advantage of shared lab/studio space, shared support space, and shared lecture space, significantly reducing the overall program requirements for two separate facilities.

The remaining phases of the Arts and Technology Facility project will include roadway and parking improvements, renovation of vacated space, and general landscaping of the surrounding campus. The remaining total project cost of \$5,500,000 with funding of \$3,000,000 from RFS and \$2,500,000 from PUF will be authorized at a later date.

### Basis of Design

The planned building life expectancy includes the following elements:

- Enclosure: 50 years
- Building Systems: 25 years
- Interior Construction: 25 years

The new home proposed for the Arts and Technology and Visual Arts program is architecturally expressive of the University's vision and goals, as well as being functionally supportive of its program elements. The building's organization is foremost about collaboration and creating a place where great thoughts can germinate, take root and grow -- a convergence of the arts and technology. It is a building that looks towards the future but is cognizant of its context, facing the new Mall that is the heart of U. T. Dallas. The building "speaks to innovation" but is also timeless in its appearance. It achieves all of the above while being cost effective. It is an outward facing building that encourages the engagement of the public and 'advertises' its program.

The Arts and Technology and Visual Arts Building is located in the student center of the campus. In conjunction with the Library, the Student Union, and the new Student Services Building, located directly across from it on the Mall, this collection of buildings together with the Mall will develop a true energetic and focused heart for U. T. Dallas. The project's architectural presence respects the existing campus context and environment.

*Texas Government Code* Section 2166.403 requires the governing body of a State agency to verify in an open meeting the economic feasibility of incorporating alternative energy devices into a new State building or an addition to an existing building.

Therefore, the Project Architect prepared a renewable energy evaluation for this project in accordance with the Energy Conservation Design Standards for New State Buildings. This evaluation determined that alternative energy devices such as solar, wind, biomass, or photovoltaic energy are not economically feasible for the project.

9. **U. T. San Antonio: Student Housing Phase III – Amendment of the FY 2011-2016 Capital Improvement Program to increase the total project cost; approval of transfer of funds from Laurel Village and Chaparral Village at UTSA projects; approval of reduction of total project costs for Laurel Village and Chaparral Village at UTSA projects; approval of design development; appropriation of funds and authorization of expenditure; approval of evaluation of alternative energy economic feasibility; and resolution regarding parity debt (Final Board approval)**

RECOMMENDATION

The Chancellor concurs with the Executive Vice Chancellor for Academic Affairs, the Executive Vice Chancellor for Business Affairs, and President Romo that the U. T. System Board of Regents approve the recommendations for the Student Housing Phase III project at The University of Texas at San Antonio as follows:

**Student Housing Phase III**

<b>Project No.:</b>	401-570		
<b>Project Delivery Method:</b>	Construction Manager-at-Risk		
<b>Substantial Completion Date:</b>	June 2013		
<b>Total Project Cost:</b>	<u>Source</u>	<u>Current</u>	<u>Proposed</u>
	Revenue Financing System Bond Proceeds	\$37,121,000	\$39,921,000
	Auxiliary Enterprises Balances	\$ 2,834,000	\$ 3,634,000
		\$39,955,000	\$43,555,000

- Investment Metrics:** By 2013
- Increase on-campus student housing by approximately 11% of the current campus goal for housing (5,
  - 300 beds)
  - Increase campus student housing by 618 beds

**Laurel Village**

<b>Project No.:</b>	401-211		
<b>Project Delivery Method:</b>	Construction Manager-at-Risk		
<b>Substantial Completion Date:</b>	June 2008		
<b>Total Project Cost:</b>	<u>Source</u>	<u>Current</u>	<u>Proposed</u>
	Revenue Financing System Bond Proceeds	\$43,182,000	\$42,182,000
	Auxiliary Enterprises Balances	\$ 1,000,000	\$ 280,000
		\$44,182,000	\$42,462,000

## Chaparral Village at UTSA

**Project No.:** 401-139  
**Project Delivery Method:** Construction Manager-at-Risk  
**Substantial Completion Date:** June 2008

<b>Total Project Cost:</b>	<u>Source</u>	<u>Current</u>	<u>Proposed</u>
	Revenue Financing System Bond Proceeds	\$42,000,000	\$40,900,000

- a. amend the FY 2011-2016 Capital Improvement Program (CIP) to increase the total project cost for the Student Housing Phase III project from \$39,955,000 to \$43,555,000;
- b. approve the transfer of funding of \$1,720,000 from the Laurel Village project with \$1,000,000 from Revenue Financing System Bond Proceeds and \$720,000 from Auxiliary Enterprises Balances to the Student Housing Phase III project;
- c. reduce the total project cost for the Laurel Village project from \$44,182,000 to \$42,462,000;
- d. approve the transfer of funding of \$1,100,000 from Revenue Financing System Bond Proceeds from the Chaparral Village at UTSA project to the Student Housing Phase III project;
- e. reduce the total project cost for the Chaparral Village at UTSA project from \$42,000,000 to \$40,900,000;
- f. appropriate additional funding of \$700,000 from Revenue Financing System Bond Proceeds and \$80,000 from Auxiliary Enterprises Balances to the Student Housing Phase III project;
- g. approve design development plans for the Student Housing Phase III project;
- h. appropriate funds and authorize expenditure of \$43,555,000 with funding of \$39,921,000 from Revenue Financing System Bond Proceeds and \$3,634,000 from Auxiliary Enterprises Balances for the Student Housing Phase III project;
- i. approve the evaluation of alternative energy economic feasibility; and
- j. resolve in accordance with Section 5 of the Amended and Restated Master Resolution Establishing The University of Texas System Revenue Financing System that

- parity debt shall be issued to pay the Student Housing Phase III project's cost, including any costs prior to the issuance of such parity debt;
- sufficient funds will be available to meet the financial obligations of the U. T. System, including sufficient Pledged Revenues as defined in the Master Resolution to satisfy the Annual Debt Service Requirements of the Financing System, and to meet all financial obligations of the U. T. System Board of Regents relating to the Financing System; and
- U. T. San Antonio, which is a "Member" as such term is used in the Master Resolution, possesses the financial capacity to satisfy its direct obligation as defined in the Master Resolution relating to the issuance by the U. T. System Board of Regents of tax-exempt parity debt in the aggregate amount of \$39,921,000.

### BACKGROUND INFORMATION

#### Project Description

The new student dormitory will contain approximately 187,300 gross square feet to house 618 students and will be located on the Main Campus in close proximity to existing student housing and dining facilities as well as to the future campus recreation fields. The project will be a four-story complex with 300 double occupancy units, three single occupancy units, seven double occupancy Americans with Disabilities Act (ADA) compliant units, and one resident manager's unit. The increase in total project cost is due to impact from the mitigation of existing utilities and soil conditions, improved durability of exterior finishes, and an increase of 19,000 gross square feet to accommodate student needs including additional lounge spaces for student gatherings, laundry rooms on each floor, and additional communications rooms for use by multiple vendors providing Internet, cable, and phone service.

The goal stated in the Campus Master Plan is to provide campus housing for 20% of the student enrollment or approximately 5,300 beds based on the current enrollment. Currently, U. T. San Antonio provides approximately 1,678 beds and a private provider houses approximately 1,965 beds on campus for a combined total of approximately 3,643 beds. The addition of another 618 beds would bring the total of on-campus beds to 4,261. The current student housing occupancy rate is 96.1% campus-wide. The waiting list for the 2010-2011 school year was 68 students. These students were accommodated at nearby hotels until campus housing became available.

## Debt Service

The \$39,921,000 in Revenue Financing System debt for the Student Housing Phase III project will be repaid from housing revenues. Annual debt service on the \$39,921,000 Revenue Financing System debt is expected to be approximately \$2,700,000. The institution's debt service coverage is expected to be at least 1.4 times and average 1.8 times over FY 2011-2016.

## Previous Board Actions

### **Student Housing Phase III**

On May 13, 2010, the project was added to the CIP with a total project cost of \$39,955,000 with funding of \$37,121,000 from Revenue Financing System Bond Proceeds and \$2,834,000 from Auxiliary Enterprises Balances.

### **Laurel Village**

On August 7, 2003, the project was included in the CIP with a preliminary project cost of \$20,500,000 with funding from Revenue Financing System Bond Proceeds. On August 12, 2004, the Board approved the increase of the preliminary project cost from \$20,500,000 to \$27,000,000 with funding from Revenue Financing System Bond Proceeds. On November 5, 2004, the Board approved the design development plans and appropriated funding of \$27,000,000 from Revenue Financing System Bond Proceeds. With the adoption of the FY 2006-2011 CIP on August 11, 2005, the Board approved the increase in the total project cost from \$27,000,000 to \$35,620,000. On August 8, 2006, the Chancellor approved the increase in the total project cost from \$35,620,000 to \$39,182,000 with additional funding of \$1,500,000 from Revenue Financing System Bond Proceeds transferred from the Chaparral Village project and an additional \$2,062,000 of Revenue Financing System Bond Proceeds. On November 16, 2006, the Board approved the increase of the total project cost from \$39,182,000 to \$44,182,000 with funding of \$500,000 from Revenue Financing System Bond Proceeds and \$1,000,000 from Auxiliary Enterprises Balances transferred from Chaparral Village project, for funding of \$43,182,000 from Revenue Financing System Bond Proceeds and \$1,000,000 from Auxiliary Enterprises Balances.

### **Chaparral Village at UTSA**

On February 14, 2002, the Student Housing Expansion - Phase I project was included in the CIP with a total project cost of \$12,000,000 with funding from Revenue Financing System Bond Proceeds. On May 8, 2002, the Board approved the increase in total project cost from \$12,000,000 to \$16,200,000 with funding from Revenue Financing System Bond Proceeds. On August 8, 2002, the Board approved the increase in total project cost from \$16,200,000 to \$19,000,000 and appropriated and approved expenditure of \$2,800,000 from Revenue Financing System Bond Proceeds. On May 8, 2003, the Board approved the increase in total project cost from \$19,000,000 to \$45,000,000 with funding of \$44,000,000 from Revenue Financing System Bond Proceeds and \$1,000,000 from Auxiliary Enterprise Balances. On February 11, 2004, the Assistant Vice Chancellor for Facilities Planning and Construction approved the

nonhonorific naming of the project to Chaparral Village at UTSA. On August 8, 2006, the Chancellor approved the decrease in total project from \$45,000,000 to \$43,500,000 with funding of \$42,500,000 from Revenue Financing System Bond Proceeds and \$1,500,000 transferred from the Laurel Village project and \$1,000,000 from Auxiliary Enterprises Balances. On November 16, 2006, the Board approved a decrease in total project cost from \$43,500,000 to \$42,000,000 with funding of \$500,000 from Revenue Financing System Bond Proceeds and \$1,000,000 from Auxiliary Enterprises Balances transferred to Laurel Village project, with funding of \$42,000,000 from Revenue Financing System Bond Proceeds.

### Basis of Design

The planned building life expectancy includes the following elements:

- Enclosure: 75 years
- Building Systems: 30 years
- Interior Construction: 15 years

The exterior appearance and finish are consistent with the Campus Master Plan and will enhance existing student housing. The building design has incorporated, and the project provides, infrastructure to support planned future growth. This facility incorporates commercial standards and modular building practices. The interior appearance and finish are consistent with existing campus buildings and other U. T. System student housing.

*Texas Government Code* Section 2166.403 requires the governing body of a State agency to verify in an open meeting the economic feasibility of incorporating alternative energy devices into a new State building or an addition to an existing building. Therefore, the Project Architect prepared a renewable energy evaluation for this project in accordance with the Energy Conservation Design Standards for New State Buildings. This evaluation determined that alternative energy devices such as solar, wind, biomass, or photovoltaic energy are not economically feasible for the project.



**10. U. T. San Antonio: John Peace Library Building Renovations - Amendment of the FY 2011-2016 Capital Improvement Program to increase total project cost and appropriation of additional funds (Final Board approval)**

**RECOMMENDATION**

The Chancellor concurs with the Executive Vice Chancellor for Academic Affairs, the Executive Vice Chancellor for Business Affairs, and President Romo that the U. T. System Board of Regents amend the FY 2011-2016 Capital Improvement Program (CIP) for the John Peace Library Building Renovations project at The University of Texas at San Antonio as follows:

**Project Delivery Method:** Competitive Sealed Proposals

**Institutionally Managed:** Yes  No

**Substantial Completion Date:** May 2012

<b>Total Project Cost:</b>	<u>Source</u>	<u>Current</u>	<u>Proposed</u>
	Designated Funds	\$5,500,000	\$7,300,000

- a. amend the FY 2011-2016 Capital Improvement Program (CIP) to increase the total project cost from \$5,500,000 to \$7,300,000; and
- b. appropriate additional funding of \$1,800,000 from Designated Funds.

**BACKGROUND INFORMATION**

**Previous Board Action**

On August 12, 2010, the project was included in the CIP with a total project cost of \$5,500,000 with funding from Designated Funds. On October 1, 2010, the President approved the design development plans and authorized expenditure of funds.

**Project Description**

The project will renovate portions on the second, third, and fourth floors of the John Peace Library building to create collaborative learning environments and renovate assembly room and library staff space. The increase in total project cost will provide further renovations to improve library services, integration, and access to achieve U. T. San Antonio's goal of obtaining membership in the Association of Research Libraries in 2014.

Phases I and 2 completed to date include demolition and reconstruction of existing second floor public service areas; construction of data closets; renovation of the technical services area and student and staff lounge areas; updated electrical

equipment, built-in specialties and equipment, and interior finishes. Following completion of all phases, approximately 225,891 gross square feet will have been renovated.

This proposed repair and rehabilitation project has been approved by U. T. System staff and meets the criteria for inclusion in the CIP. Design development plans and authorization of expenditure of funding will be approved by the President at a later date. It has been determined that this project would best be managed by the U. T. San Antonio Facility Management personnel who have the experience and capability to manage all aspects of the work.

**11. U. T. Medical Branch – Galveston: Ike Recovery Projects – Academic and Business Buildings, Healthcare Buildings, Infrastructure, and Research Buildings - Amendment of the FY 2011-2016 Capital Improvement Program to increase or decrease the total project costs; appropriation of funds and authorization of expenditure; and delegation of authority to the Chancellor to rebalance the funding and project costs within approved total budget (Final Board approval)**

**RECOMMENDATION**

The Chancellor concurs with the Executive Vice Chancellor for Health Affairs, the Executive Vice Chancellor for Business Affairs, and President Callender that the U. T. System Board of Regents approve the recommendations for the Ike Recovery Projects at The University of Texas Medical Branch at Galveston as follows.

President Callender and Mr. Stephen Harris, Regional Program Manager in the Office of Facilities, Planning and Construction will outline the recommendations for the Ike Recovery Projects at The University of Texas Medical Branch at Galveston during the Health Affairs Committee meeting (Item 4 on Page 145).

**Academic and Business Buildings – Ike Recovery**

**Project No.:** 601-504  
**Project Delivery Method:** Construction Manager-at-Risk  
**Substantial Completion Date:** August 2013

<b>Total Project Cost</b>	<u>Source</u>	<u>Current</u>	<u>Proposed</u>
	FEMA Insurance Claims	\$109,367,000	\$180,155,380
	Private Insurance Claims	\$ 16,283,000	\$ 16,283,000
	General Revenue (State Matching Funds)	\$ 36,455,000	\$ 36,455,000
	Hospital Revenues	<u>\$ 9,000,000</u>	<u>\$ 19,000,000</u>
		\$171,105,000	\$251,893,380

**Healthcare Buildings – Ike Recovery**

**Project No.:** 601-505  
**Project Delivery Method:** Construction Manager-at-Risk  
**Substantial Completion Date:** November 2013

<b>Total Project Cost:</b>	<u>Source</u>	<u>Current</u>	<u>Proposed</u>
	FEMA Insurance Claims	\$183,284,000	\$189,280,930
	Private Insurance Claims	\$ 27,289,000	\$ 15,237,002
	General Revenue (State Matching Funds)	\$ 61,095,000	\$ 53,605,351
	Hospital Revenues	\$ 26,354,365	\$ 26,739,331
	Grants	<u>\$ 577,530</u>	<u>\$ 192,564</u>
		\$298,599,895	\$285,055,178

**Infrastructure – Ike Recovery**

**Project No.:** 601-506  
**Project Delivery Method:** Construction Manager-at-Risk  
**Substantial Completion Date:** July 2015

<b>Total Project Cost:</b>	<u>Source</u>	<u>Current</u>	<u>Proposed</u>
	FEMA Insurance Claims	\$149,204,677	\$419,685,714
	Private Insurance Claims	\$ 14,669,000	\$ 14,669,000
	General Revenue (State Matching Funds)	\$ 32,841,000	\$ 55,791,549
	Hospital Revenues	<u>\$ 5,000,000</u>	<u>\$ 32,038,481</u>
		\$201,714,677	\$522,184,744

**Research Buildings – Ike Recovery**

**Project No.:** 601-507  
**Project Delivery Method:** Construction Manager-at-Risk  
**Substantial Completion Date:** August 2013

<b>Total Project Cost:</b>	<u>Source</u>	<u>Current</u>	<u>Proposed</u>
	FEMA Insurance Claims	\$ 58,827,000	\$ 55,238,208
	Private Insurance Claims	\$ 8,759,000	\$ 8,759,000
	General Revenue (State Matching Funds)	\$ 19,609,000	\$ 4,148,100
	Hospital Revenues	<u>\$ 8,400,000</u>	<u>\$ 8,400,000</u>
		\$ 95,595,000	\$ 76,545,308

a. Academic and Business Buildings

- amend the FY 2011-2016 Capital Improvement Program (CIP) to increase the total project cost for the project from \$171,105,000 to \$251,893,380;
- appropriate funds and authorize expenditure of \$70,788,380 from Federal Emergency Management Agency (FEMA) Insurance Claims, and \$10,000,000 from Hospital Revenues;

- b. Healthcare Buildings
  - amend the FY 2011-2016 Capital Improvement Program (CIP) to decrease the total project cost for the project from \$298,599,895 to \$285,055,178;
  - appropriate funds and authorize expenditure of \$5,996,930 from FEMA Insurance Claims, and \$384,966 from Hospital Revenues;
- c. Infrastructure
  - amend the FY 2011-2016 CIP to increase the total project cost for the project from \$201,714,677 to \$522,184,744;
  - appropriate funds and authorize expenditure of \$270,481,037 from FEMA Insurance Claims, \$22,950,549 from State Matching Funds, and \$27,038,481 from Hospital Revenues;
- d. Research Buildings
  - amend the FY 2011-2016 CIP to decrease the total project cost for the project from \$95,595,000 to \$76,545,308;
- e. delegate authority to the Chancellor to rebalance the funding and project costs within the four Ike Recovery projects.

## BACKGROUND INFORMATION

### Previous Board Actions

On August 20, 2009, the **Academic and Business Buildings** project was included in the CIP with a total project cost of \$162,105,000 with funding of \$109,367,000 from FEMA Insurance Claims, \$16,283,000 from Private Insurance Claims, and \$36,455,000 from State Matching Funds. On May 17, 2010, the Chancellor approved the design development plans and authorized the expenditure of funds. On December 13, 2010, the Chancellor approved an increase in the total project cost from \$162,105,000 to \$171,105,000 and revised the funding sources to include \$9,000,000 from Hospital Revenues.

On August 20, 2009, the **Healthcare Buildings** project was included in the CIP with a total project cost of \$271,668,000 with funding of \$183,284,000 from FEMA Insurance Claims, \$27,289,000 from Private Insurance Claims, and \$61,095,000 from State Matching Funds. On May 17, 2010, the Chancellor approved the design development plans and authorized the expenditure of funds. On August 9, 2010, the Chancellor

approved an increase in the total project cost from \$271,668,000 to \$275,620,780 and revised the funding sources to include \$3,952,780 from Hospital Revenues. On July 23, 2010, the Chancellor approved an increase in the total project cost from \$275,620,780 to \$276,599,895 with additional funding of \$401,585 from Hospital Revenues and revised the funding sources to include \$577,530 from Grants. On December 13, 2010, the Chancellor approved an increase in the total project cost from \$276,599,895 to \$298,599,895 with additional funding of \$22,000,000 from Hospital Revenues.

On August 20, 2009, the **Infrastructure** project was included in the CIP with a total project cost of \$146,032,000 with funding of \$98,522,000 from FEMA Insurance Claims, \$14,669,000 from Private Insurance Claims, and \$32,841,000 from State Matching Funds. On May 17, 2010, the Chancellor approved the design development plans and authorized expenditure. On November 11, 2010, the Board approved an increase in the total project cost from \$146,032,000 to \$196,714,677 with additional funding of \$50,682,677 from FEMA Insurance Claims. On December 13, 2010, the Chancellor approved an increase in the total project cost from \$196,714,677 to \$201,714,677 and revised the funding sources to include \$5,000,000 from Hospital Revenues.

On August 20, 2009, the **Research Buildings** project was included in the CIP with a total project cost of \$87,195,000 with funding of \$58,827,000 from FEMA Insurance Claims, \$8,759,000 from Private Insurance Claims, and \$19,609,000 from State Matching Funds. On May 17, 2010, the Chancellor approved the design development plans and authorized expenditure. On October 26, 2010, the Chancellor approved an increase in the total project cost from \$87,195,000 to \$91,595,000 and revised the funding sources to include \$4,400,000 from Hospital Revenues. On December 13, 2010, the Chancellor approved an increase in the total project cost from \$91,595,000 to \$95,595,000 with additional funding of \$4,000,000 from Hospital Revenues.

### Project Description

The Board approved addition of the four Ike Recovery projects to the CIP on August 20, 2009. That action and the approved project structure have helped the work of the recovery move forward effectively. The estimates used to determine the initial project costs were primarily focused on repair; however, as UTMB and FEMA have worked through specific building assessments, it is clear that mitigation activity will be a large portion of the overall effort. All four projects will require phasing of construction and temporary accommodations to minimize the impact to university operations and may include multiple construction phases with impacts to several building floors, interim moves of active programs, temporary utilities to support phasing, and overtime and after-hours work by the mobilized construction workforce. These costs which are eligible for FEMA funding, coupled with the proposed construction durations, significantly impact the anticipated overall funding required. As UTMB and U. T. System continue the reconciliation and approval of damaged scope, repair, and mitigation efforts, the requested adjustments to funding and total project costs are noted above and aligned with the scope clarifications included in each project as follows:

**Academic and Business Buildings** - The scope of work includes repair and mitigation work in over 40 buildings serving academic and business functions. The work involves repair and mitigation of all first floor spaces; crawl spaces; basement areas; building elevators; mechanical, electrical, and plumbing (MEP) systems; heating, ventilation, and air conditioning (HVAC) units; security and life safety systems; telecommunication systems; and building envelope repairs. This increase in funding is proposed to address items including the complexity of mitigation for the historic structures on and off campus, the phasing and temporary measures necessary to coordinate with student schedules in classroom reconstruction and student housing repairs, and with resolution of larger scale projects at the Rebecca Sealy Hospital and 1902 Harborside, formerly the Lipton Tea building.

**Healthcare Buildings** - The scope of work includes repair and mitigation work in 10 adjacent/connected hospital and healthcare buildings. The work involves repair and mitigation of first floor spaces, crawl spaces, basement areas, building elevators, roof repair, windows and building envelope, MEP systems, building utilities, HVAC units, security and life safety systems, air quality, medical gas systems, and additional support services. These buildings housed many of the support facilities for the hospital, and work will likely include relocation of kitchen, pharmacy, clinical laboratories, and core infrastructure for the complex. This decrease in funding is proposed following a reconciliation of repair and mitigation costs to the healthcare facilities of the UTMB campus that include the Clinical Services Wing addition to the John Sealy Hospital complex and the ground floor repair and mitigation throughout the Healthcare Complex.

**Infrastructure** - The scope of work includes repairs to campus-wide distribution systems including: cathodic protection, potable water, fire alarm system communications, fire suppression, domestic water supply systems, storm sewer, diesel supply loop, underground fuel tanks, building card readers, security systems, aboveground propane tanks, electrical emergency power, steam transmission, chilled water systems, electrical power, telecommunication systems, underground telecommunication and data cabling, a condensate return system, and elevator systems. This increase in funding is proposed to address the reconciliation of repair and mitigation costs for the overall replacement of the UTMB thermal distribution infrastructure including the conversion from distributed steam and condensate return to distributed hot water with local building steam generation. This increase also addresses the confirmed costs for repair and mitigation to other campus-wide systems including elevating the critical equipment in reconfigured production plants, replacing and networking critical mechanical and electrical systems, resolving the conversion of the campus heating system from distributed steam to distributed hot water, rebuilding specific elevated utility routings within the core of the campus, and implementing resilient and dedicated utility supplies for natural gas, electrical power, and process water for thermal production.

**Research Buildings** - The scope of work includes repair and mitigation work in 10 research buildings on the campus. This work involves repair and mitigation of all first floor building spaces, basement areas, crawl spaces, building elevators, MEP systems, HVAC units, roof repairs, building envelope, telecommunications, and security and life safety systems. First floor building areas affected include research laboratory space and support space. This decrease in funding is proposed to address the reconciliation of repair and mitigation costs for the research facilities of the UTMB campus, which sustained less damage than initially estimated.

Within each of these projects are many individual claims for repair and mitigation that result in confirmed scope and funding documented by the FEMA Project Worksheet. To recognize this ongoing effort and the inevitable changes, UTMB is asking that the Board of Regents delegate to the Chancellor the authority to rebalance the funding and total project costs within the approved overall total of the four Ike Recovery projects.

**12. U. T. M. D. Anderson Cancer Center: Capital Renewal and Replacement (CRR) Renovation Budget FY2008-2009 – Amendment of the FY 2011-2016 Capital Improvement Program to increase the total project cost and appropriation of additional funds (Final Board approval)**

**RECOMMENDATION**

The Chancellor concurs with the Executive Vice Chancellor for Health Affairs, the Executive Vice Chancellor for Business Affairs, and President Mendelsohn that the U. T. System Board of Regents approve the recommendations for the Capital Renewal and Replacement (CRR) Renovation Budget FY2008-2009 project at The University of Texas M. D. Anderson Cancer Center as follows:

<b>Project No.:</b>	703-X47		
<b>Institutionally Managed:</b>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
<b>Project Delivery Method:</b>	Competitive Sealed Proposals		
<b>Total Project Cost:</b>	<u>Source</u>	<u>Current</u>	<u>Proposed</u>
	Hospital Revenues	\$ 14,290,000	\$17,590,103

- a. amend the FY 2011-2016 Capital Improvement Program (CIP) to increase the total project cost from \$14,290,000 to \$17,590,103; and
- b. appropriate additional funding of \$3,300,103 from Hospital Revenues.

## BACKGROUND INFORMATION

### Previous Board Action

On August 23, 2007, the project was included in the CIP with a total project cost of \$14,290,000 with funding from Hospital Revenues.

### Project Description

The project scope includes numerous minor projects throughout U. T. M. D. Anderson's facilities, and at the time of addition to the CIP the projects were rolled into one large Capital Renewal and Replacement (CRR) project. It is U. T. M. D. Anderson Cancer Center's business practice to identify anticipated building repairs and component replacements that are likely to occur within the next five years. This information is used to develop and maintain a rolling five-year list of potential projects. Decisions on the scope and extent of repairs and replacements are based upon the impact on future projects, future space utilization, and available CRR funds. The potential projects are prioritized and as priorities change, projects may be moved up or down within the funding queue. Due to the changing priorities of the projects, the total project cost increased by more than 10%, therefore requiring reapproval from the Board.

Pursuant to a Memorandum of Understanding effective August 26, 2004, U. T. M. D. Anderson Cancer Center has delegated authority for institutional management of construction projects under the continued oversight of the Office of Facilities Planning and Construction. Design development plans and authorization of expenditure of funding will be approved by the President at a later date.